

# City of Hamilton Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications (City Wide)

Presentation to the Agricultural and  
Rural Affairs Committee

November 21, 2024

# New Provincial Planning Statement, 2024

MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING



[ontario.ca/PPS](https://ontario.ca/PPS)

## Provincial Policy Statement, 2020

Under the *Planning Act*

## PROVINCIAL PLANNING STATEMENT, 2024

Under the *Planning Act*

## A Place to Grow

Growth Plan for the Greater Golden Horseshoe

Office Consolidation 2020

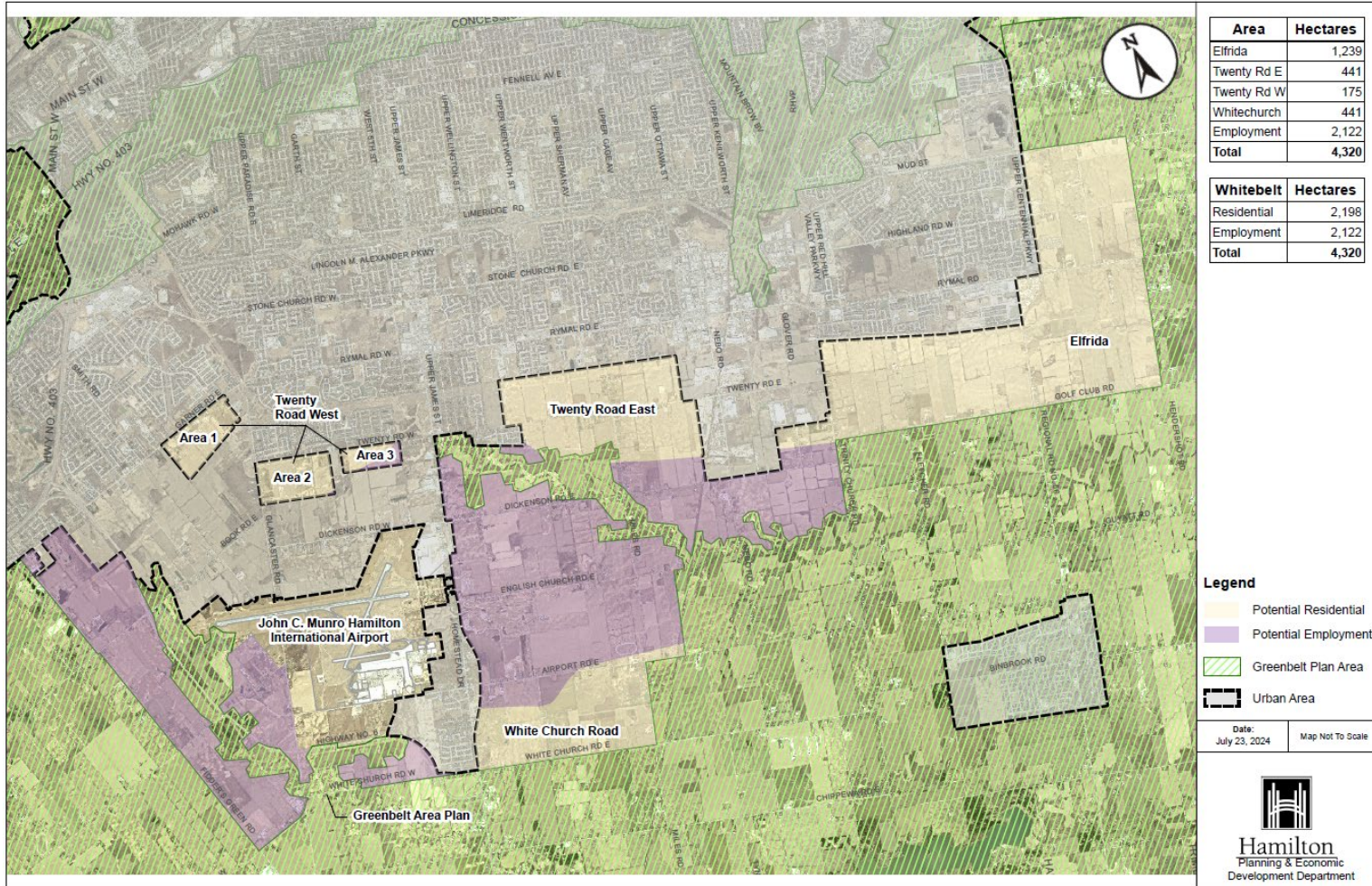
[Ontario.ca/growthplanning](https://ontario.ca/growthplanning)



# Provincial Planning Statement, 2024

- Came into effect on October 20, 2024
- Removed Municipal Comprehensive Review requirement for Urban Boundary Expansions and Employment Conversions.
- This combined with the *Planning Act* changes in Bill 185 allows landowners to submit Official Plan Amendment applications for urban boundary expansions at any time and with no limit on the size of a boundary expansion, provided it is outside of the Greenbelt Plan area.
- The Provincial Planning Statement, 2024 states municipalities shall consider certain criteria for expanding a settlement area including: whether there is a need for additional land to accommodate an appropriate range and mix of land uses; if there is sufficient infrastructure capacity available or planned; and general avoidance of expansions into prime agricultural areas.

# Potential Urban Expansion Areas under the Provincial Planning Statement



# Rationale for Establishing a Framework

- The approval of Bill 185 combined with the Provincial Planning Statement will remove the protective barrier around the city's no urban expansion growth strategy.
- Note that Bill 185 also removed the City's ability to require Formal Consultation and restricts 3<sup>rd</sup> party appeals for Development Applications.
- Urban boundary expansion applications will be forthcoming despite policies in Hamilton's Official Plans.
- The City's Official Plans are not setup to identify what these applications should look like.
- The framework relates to application completeness and quality and does not replace or compromise council's no urban boundary expansion growth strategy.
- The framework creates a clear transparent process in how the City receives and processes these applications.
- Planning staff will have the information necessary to provide a clear professional recommendation to Council.

# Draft Framework for Processing & Evaluating Urban Boundary Expansion Applications

On August 16, 2024 Council approved:

- The Draft Framework to be used by staff in reviewing Urban Boundary Expansion Applications;
- The creation of a new team within the Planning and Economic Development Department to lead the review of Urban Boundary Expansion Applications;
- New application fees specific to urban boundary expansion applications;
- Direction that additional funding be added to the Ontario Land Tribunal Appeals Capital Budget; and,
- Additional work to be completed respecting the long-term financial impacts of urban boundary expansion applications.

# Council Direction for Public & Indigenous Consultations

- (b) That Council direct Planning and Economic Development staff to:
  - (i) That city Planning staff be directed to prepare a public consultation and engagement report for a future Planning Committee meeting;
  - (i) consult on the Draft Framework for Processing and Evaluating Urban Boundary Expansions, attached in Appendix “A” to Report PED24109; and,
  - (i) prepare for Council’s consideration Official Plan Amendments to the Urban Hamilton Official Plan and Rural Hamilton Official Plan to establish the Official Plan Amendment Submission Requirements, Evaluation and Locational Considerations, and Application Submission and Review Process for urban boundary expansions.
- (f) That City Planning staff work with the City’s Indigenous Relations team to report on the method of engagement with Indigenous and First Nations Peoples to guide consultation on urban boundary expansion applications.

**Council Approved Consultation & Engagement Plan on October 23, 2024**

# Community Consultation on the Draft Framework

GOALS	OBJECTIVES
<p><b>INFORM</b> the community about recent provincial changes that impact Hamilton.</p>	<ul style="list-style-type: none"> <li>• Clearly outline recent Provincial changes that impact planning decisions in Hamilton.</li> <li>• Clearly outline decision making powers/authority at the municipal and provincial levels.</li> <li>• Using the INFORM process (outlined in Hamilton’s Public Engagement Policy), ensure the community has the appropriate information and knowledge to provide meaningful input into the Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications.</li> <li>• Clearly outline the process for an application, including timelines and reinforcing that third party appeal processes are not permitted by Provincial legislation.</li> </ul>
<p><b>CONSULT</b> with the community on specific aspects of the Draft Framework for Processing and Evaluating Urban Boundary Expansion Applications.</p>	<ul style="list-style-type: none"> <li>• Clearly outline what the Draft Framework is, how it will be used and why it is important.</li> <li>• Using the CONSULT level, seek input from the community on three main aspects in the Framework:               <ul style="list-style-type: none"> <li>• How and when the community wants to be notified when an application for urban boundary expansion is made and determined complete;</li> <li>• How and when the community will provide their input on urban boundary expansion applications once received; and,</li> <li>• Identify submission requirements (studies) required as part of the urban boundary expansion applications and reason for applications.</li> </ul> </li> </ul>



# Open Houses

**FORMAT** - Multiple engagement stations to allow attendees to explore various topics at their own pace and engage directly with subject-matter experts on those specific ideas.

- Creates a more inclusive and effective engagement environment
- More accessible
- In alignment with Hamilton's Public Engagement Policy

## IN-PERSON:

**Tuesday November 26, 2024 / 12-9pm**

Hamilton Convention Centre, Chedoke Ballroom  
1 Summers Lane, Hamilton

**Thursday November 28, 2024 / 6-9pm**

Ancaster High Secondary School, Main Gym  
374 Jerseyville Rd W, Ancaster

**Tuesday December 3, 2024 / 6-9pm**

Gatestone Elementary School  
127 Gatestone Dr, Hamilton

## VIRTUAL:

**Thursday December 5, 2024 / 7-8:30pm**

To register please visit:

<https://engage.hamilton.ca/ubeapplicationframework>

# Consultation with Other Target Audiences

## Advisory Committees of Council

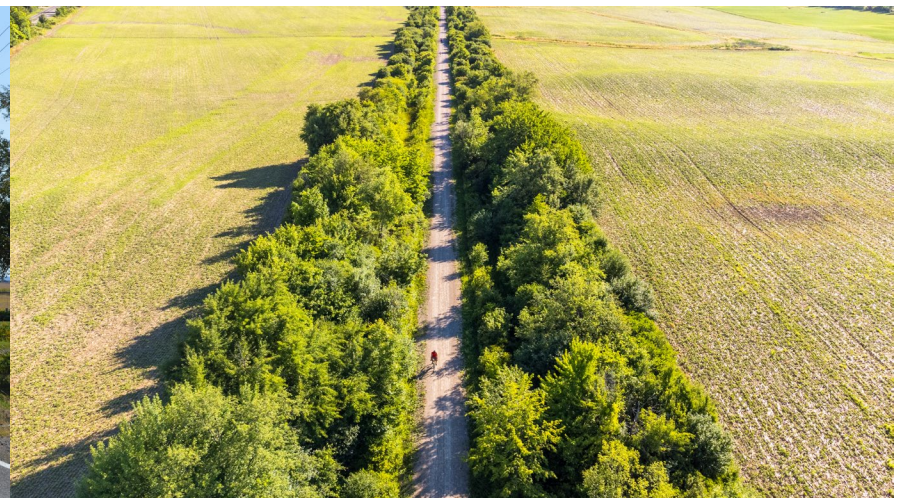
- Climate Change (October 29, 2024)
- Development Industry Liaison Group (November 18, 2024)
- **Rural and Agricultural Affairs (November 21, 2024)**

## External Review Agencies

- Conservation Authorities
- School Boards
- Niagara Escarpment Commission
- Public Utilities
- Hamilton International Airport

## Community Groups & Non-Government Organizations

- Environment Hamilton
- Ontario Federation of Agriculture
- West End Home Builders Association
- Other community organizations



# Draft Framework Components

## Part A – Submission Requirements

- Sets out what technical plans and studies must be submitted as part of an urban boundary expansion application.
- Urban boundary expansion applications are unique from typical *Planning Act* development applications and not contemplated in the Urban Hamilton Official Plan or Rural Hamilton Official Plan.
- This part of the Draft Framework identifies new plans and studies not currently identified in the Official Plans including: a Housing Assessment and Emergency Services Assessment.
- The submission requirements were developed in collaboration with various City Departments as well as Dillon Consulting who was retained to provide additional technical expertise of the identified submission requirements.
- **Includes Agricultural Impact Assessment (AIA)**

# A

### Establishes Urban Boundary Expansion Submission Requirements

Part A outlines the specific plans and technical studies required for any urban boundary expansion application. These include existing requirements found in the City's Official Plans and new requirements specifically designed for urban boundary expansion applications, like a Housing Needs Assessment and an Emergency Services Assessment.



#### Required Submissions:



Growth Allocation -  
Housing Assessment  
Report



Fiscal Impact  
Assessment



Energy and Climate  
Change Assessment  
Submission



Public  
Engagement



Subwatershed  
Study



Concept  
Plan

# Part A – Agricultural Impact Assessment

- Purpose of an Agricultural Impact Assessment (AIA) is to evaluate the potential impacts of non-agricultural development on existing agricultural operations and the agricultural system and recommend mitigation measures
- Reports need to be prepared by a qualified professional in accordance with the City of Hamilton’s Agricultural Impact Assessment Guidelines.
- Agricultural Impact Assessment must be prepared in accordance with the standards outlined in the Ontario Ministry of Agriculture, Food and Rural Affairs’ *Draft Agricultural Impact Assessment (AIA) Guidance Document (2018)*.
  - Methodology
  - Assessment of Impacts
  - Mitigation measures
  - Net Impact
- Agricultural Impact Assessment for expansion lands area was prepared as part of the City’s Growth-Related Integrated Development Strategy (GRIDS 2)
  - New AIA’s will need to be prepared and submitted for each Urban Boundary Expansion Application.

# Draft Framework Components

## B

### Key Considerations

Part B outlines the factors the City will consider when evaluating urban boundary expansion applications to ensure a comprehensive and rigorous review process. The key considerations are informed by the Planning Act, the Provincial Planning Statement and the goals and objectives of the Urban Hamilton Official Plan and Rural Official Plan.



#### Considerations for Assessing Applications:



##### Growth Allocation

Does the expansion application contribute to sustainable urban growth?  
Does it impact the City's planned intensification within the built up area?



##### Climate Change

How does the application address the City's climate change objectives?  
What strategies are included to promote sustainable transportation, energy-efficient buildings, and climate resilience?



##### Natural Hazards

Are potential natural hazards such as flooding sufficiently addressed to ensure the safety of future residents?



##### Transportation Systems

Are there plans to connect the development to the city's existing and planned transportation infrastructure? Do these plans prioritize active transportation, public transit, and efficient road networks?



##### Natural Heritage and Water Resources

What measures are proposed to protect and enhance natural heritage features and water resources?



##### Cultural Heritage Resources

What is the plan to identify and protect cultural heritage resources in the area?

##### Land Use Compatibility

How will the proposed land uses in the application avoid and protect nearby sensitive land uses, such as prime agricultural land, significant wildlife habitat, or wetlands? Will the application create any land use conflict with existing or planned uses?



##### Infrastructure and Public Service Facilities

How will the proposal's infrastructure and public services requirements impact the city's current servicing capacity, transportation networks, and emergency services?



##### Municipal Finance

How does the application ensure financial sustainability for the City of Hamilton, taking into account the costs of infrastructure, public services, and the overall impact on the City's finances?



##### Complete Communities

What is the vision for creating a complete community within the proposed development area? What mix of land uses, housing options, community facilities, and public spaces are proposed to promote social equity, quality of life, and a sense of belonging?



##### Agricultural System

Does the expansion application prioritize development on non-prime agricultural lands, minimizing impacts on prime agricultural areas and specialty crop areas?



# Draft Framework Components

## Part B – Specific Agricultural System Considerations

Base Considerations	Locational Considerations
Does the expansion area prioritize development of areas that are non-prime agricultural? (GRIDS2)	Does the expansion area include an evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas (PPS 2.3.2.1 d))
Does the expansion area comprise specialty crop lands? (PPS 2.3.2.1 c))	
Does the expansion area avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas?(PPS 2.3.2.1 e))	
Does the expansion area comply with the minimum distance separation formulae? (PPS 2.3.2.1 f))	
Does the expansion area impact on the agricultural system avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance ? (PPS 2.3.2.1 g))	
Does the expansion area promote healthy, local, and affordable food options, including urban agriculture? (GRIDS2)	
How does the proposed expansion area impact community food security from a climate emergency point of view? (Action 6.1 Hamilton Food Strategy)	

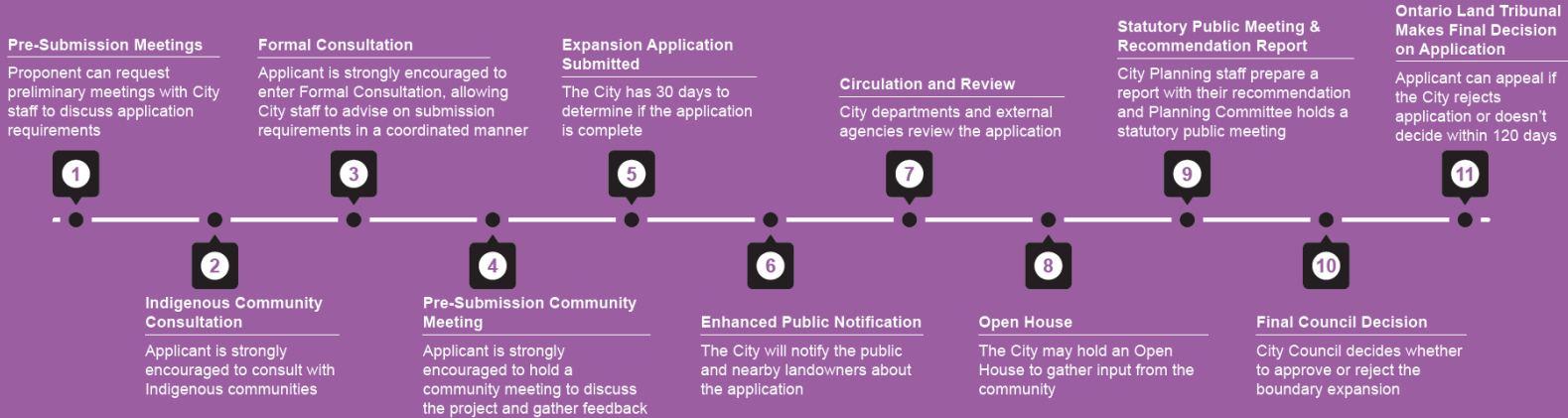
Base Considerations and Locational Considerations to be addressed through submission of an Agricultural Impact Assessment and Planning Justification Report

# Draft Framework Components

C

## Outlines a Clear Process for Submission, Review, and Public Engagement

Part C details the process for submitting an urban boundary expansion application for review. Importantly, it outlines the enhanced public and Indigenous community consultation requirements the City has added beyond the minimum legal requirements, including notification methods, and ways to review the applications. It sets out a process in which the City would consider urban boundary expansion applications within the 120 day time frame required by the Province.



Increased public notification and consultation requirements include:

- Early engagement with the public, First Nations, and Indigenous communities;
- Wider mail out circulation and additional notice signs;
- A City held Open House; and,
- Making all application materials public through the City's website.

# Next Steps

- The Planning Division is undertaking consultation through November into early December on the Draft Framework. The Committee can provide verbal comments now and/or provide written comments on the Draft Framework by December 9, 2024
- All feedback received, including from Advisory Committees of Council, will be included a summary engagement report and posted online
- Final Recommendation Report incorporating the Framework into Official Plan policy targeted for Q1, 2025.



# Discussion Questions

**Part A – Are there any suggested revisions to the Agricultural Impact Assessment Guidelines or other identified submission materials?**

**Part B - Are there additional considerations related to Agricultural and Rural Affairs not captured in the Draft Framework that should be included?**

**Part C - Any suggestions on the application notification and review process set out under the Draft Framework?**